

Schroader, Kathy



From: Orjiako, Oliver
Sent: Monday, October 19, 2015 2:52 PM
To: Tilton, Rebecca, Lebowsky, Laurie
Cc: Euler, Gordon, Schroader, Kathy
Subject: FW: Letter Clark County Councilors 3BNW
Attachments: Letter Clark Cty Bd Councilors 3BNW 10-16-2015 (As Submitted).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Rebecca

I don't know if you have this letter submitted on behalf of the City of La Center. Thanks

Oliver

From: Steve Horenstein [<mailto:Steve@horensteinlawgroup.com>]
Sent: Friday, October 16, 2015 5:06 PM
To: Orjiako, Oliver
Cc: Kenneth Boal (ken@porterelectricinc.com); Jeffrey B. Sarvis (jsarvis@ci.lacenter.wa.us); James D. Howsley (jamie.howsley@jordanramis.com)
Subject: Letter Clark County Councilors 3BNW

Good evening Oliver,

Attached is a letter submitted for the GMA hearing on October 20th. Please distribute to the Board.

I will be traveling on a personal matter through Wednesday but have asked Jamie to make sure at the hearing that the Board is aware that they have this letter.

Many thanks...Steve



Stephen W. Horenstein

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October 16, 2015

VIA EMAIL

Councilor David Madore, Chair
Councilor Jeanne Stewart
Councilor Tom Mielke
Clark County Board of Councilors
Public Service Building
1300 Franklin Street
Vancouver, WA 98660

Re: Proposed LaCenter Urban Growth Boundary Expansion
3B NW LLC Property

Dear Councilors:

As I previously testified, I represent 3B Northwest LLC. We renew our request for inclusion of the 3B NW property (Property) in the Urban Growth Boundary of La Center. Attached to this letter is a photograph identifying the location of the Property.

We support the request of the City of La Center to bring this Property into its UGA with a comprehensive plan and zoning designation of Commercial. This Property creates a significant opportunity for La Center to provide commercial services to its residents. The Property is located so as to have prime frontage on and visibility from Interstate 5. It is also within 800 feet of Interstate 5, Exit 16.

A significant portion of the southern boundary of this Property touches the municipal boundary of La Center. The southern boundary of the Property touches an existing commercial development known as Paradise Truck stop (gas, groceries and fuel Facilities for cars and trucks). You may recall that the Board included this Property in Alternative 3 with the provision that the UGA extend only to the Boundary of this Property and not to and across Interstate 5. We support this limitation.

We have submitted for the record an Agricultural Resource Land Analysis for the Property. This report concludes that for a number of reasons the Property does not meet the criteria for agricultural land as provided for in Growth Management Act law and regulation. Although you can access the entire report in the record, we have also attached the conclusion from the report to this letter for your review.

Clark PUD is presently expanding both water and power facilities on the east side of Interstate 5. This will facilitate development of the City's newly expanded

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Councilor David Madore, Chair
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Councilor Tom Mielke
Clark County Board of Councilors
October 16, 2015
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boundary to Interstate 5 south of the LaCenter Road, as well as this Property and the neighboring Fudge property if it is brought into La Center's UGA as well. This will create the ability of La Center to significantly expand its tax base for sales and property tax.

La Center's request to expand its UGA is modest. It is attempting to only add 56 acres of property (including the 3B NW and Fudge properties) all strategically designed for commercial development that is critically needed in the City.

We support the City's UGA expansion request and with particular reference to the Property owned by 3B NW LLC.

Sincerely,



Stephen H. Horenstein

SWH:klj
Enclosures